

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Planning Board Minutes, August 24, 2015

HANSON PLANNING BOARD
MINUTES OF PUBLIC MEETING AUGUST 24, 2015
TOWN HALL, 542 LIBERTY STREET, HANSON, MA.

Disclosure: These minutes are not verbatim – they are the Administrative Assistant’s interpretation of what took place at the meeting.

CALL TO ORDER

Members present: Donald Ellis, Chairman
Joseph Gamache, Vice Chair
Stephen Regan, Member
John Kemmett, Member

Absent: Joseph Weeks, Clerk

Also present: Laurie Muncy, Town Planner
Virginia Costley, Administrative Assistant

APPOINTMENTS

7:00 PM – Review of Form A/ANR Plan titled “ Plan of Land, Lots 1 & 2 Maquan Street, Hanson, MA” submitted by Gary Rice of Land Planning Inc., 1115 Main Street, Hanson, MA, representing Dale and Brenda Dennison. Property is located at 201 Maquan Street- Map 71, Lot 10 - shown on Plan prepared by Land Planning, Inc., and numbered P-3039 dated June 16, 2015. Determination to be made is that Lots 1 & 2 meet area and frontage requirements.

Chairman Ellis suggested that going forward something should be put into the Regulations showing all the frontage listed as total frontage.

Motion made to accept the Plan as proposed: Stephen Regan

Second: Joseph Gamache

Vote: 4-0

PUBLIC HEARINGS

7:15 PM – Public Hearing to review a revised Table of Contents section for the Town of Hanson, County of Plymouth, Massachusetts Land Use Regulations Zoning By-law.
Noted no public attendees were present.

The Board members received a copy of the new Table of Contents which will match the revised codification that was approved at last Town Meeting for the zoning by-laws.

Motion made to accept the revised Table of Contents section for the Town of Hanson Land Use Regulations Zoning

By-law: Stephen Regan

Second: Joseph Gamache

Vote: 4-0

Motion to close the public hearing: Stephen Regan

Second: Joseph Gamache

Vote: 4-0

7:30 PM – Public hearing to review a proposed amendment to the Town of Hanson, County of Plymouth, MA Land Use Regulations Zoning By-law Section 7.C and the Table of Dimensional Requirements , Note #4 Accessory Building – to reduce the rear or side yard setback requirements for Accessory Buildings from twenty (20) feet to property line to ten (10) feet setback from the rear or side property line.

Robert Curran, Building Commissioner and Zoning Enforcement Officer for the Town of Hanson attended this hearing. Resident Nancy Marshall, 25 Kings Landing Way, was in attendance at this hearing.

Mr. Curran feels that the 20' setback is extreme. Most people want a shed in the back corner of their yard, per Mr. Curran. When they hear that there is a 20' setback, some will put in the shed without a permit. Per Mr. Curran, the building code requires that if a shed or accessory structure is greater than 120 sq. ft. a building permit is needed. Adhering to the setback requirements leaves some homeowners no room for a pool in the backyard, per Mr. Curran, along with the fact that the homeowners are on septic systems and have to adhere to certain regulations. Mr. Curran stated that he feels 10' from the property line should be sufficient for sheds.

Mr. Regan took issue with what people put in their sheds; i.e., potentially chemicals, potentially fuel – if further from the property line rather than closer there is less of a chance of the neighbors property being affected. The other issue is that by being closer to the property line if someone chooses not to finish the shed properly; i.e., put Texture 1-11 on three sides because they have to look at it but leave back unfinished for the neighbors to see. He has no problem with changing the setback if it is stated that the shed needs to be finished-completed and sided on all four sides.

Resident Nancy Marshall has issues with accessory structures being more than just a shed – it could be a barn, a workshed being only 10' from your property line.

Motion made to amend accessory structures for residential use only: Joseph Gamache

Second: Donald Ellis

Vote: 2-2 Stephen Regan, John Kemmett against (Motion failed)

Motion to close the public hearing: Stephen Regan

Second: John Kemmett

Vote: 4-0

MINUTES

Motion made to approve the minutes of July 27, 2015: John Kemmett

Second: Stephen Regan

Vote: 4-0

Motion to approve the minutes of June 22, 2015 pending following changes: on Page 1 bottom, change to read “those stones are for sloped stone curbings and used for tying into sloped stone” and delete “the curbing needs to be ripped out and constructed correctly for consistency” suggested by Joseph Gamache: Stephen Regan

Second: Joseph Gamache

Vote: 3-0 (John Kemmett abstaining as he didn't attend the sitewalk)

August 10, 2015 minutes tabled to another meeting.

BUSINESS

Chairman Ellis requested the Town Planner to obtain for the Board members updated State Rules and Regulations for Subdivision Control.

Put on upcoming Agenda to discuss Brookside Estates to find out why catch basins have not been cleaned, why the silk socks have not been installed and why granite has not been installed in driveway.

Future meetings: September 21, 2015

Special Town Meeting October 5, 2015 (tentatively have a mock run- through on the 29th of September – to be verified)

Joseph Gamache will be out from October 9th thru October 12th.

ADJOURMENT

Motion to adjourn the meeting: Stephen Regan

Second: Joseph Gamache

Vote: 4-0